

City Council
Atlanta, Georgia

06-0-1810

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-94
Date Filed: 7-16-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1580 Flat Shoals Road, S.E.** be changed from the C-1 (Community Business) and R-4 (Single family residential) Districts to the MR4B (Multi-family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 146 and 175, 15th District, Dekalb County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C-21

QUITCLAIM DEED

STATE OF

COUNTY OF

THIS INDENTURE made the 13th day of March, 1996, between one thousand nine hundred and Ninety-Six

WILLIE J. MURPHY

of the County of DeKalb, and State of Georgia, as parties of the first part, hereinafter called Grantor, and

Rev. JIMMY MCCREARY

all the County of DeKalb, and State of Georgia, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the making and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee all that tract or parcel of land lying and being in Land Lots 146 and 175 of the 15th District of DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at the corner formed by the intersection of the northwesterly side of Flat Shoals Road and the westerly side of Maynard Terrace; running thence southwesterly along the northwesterly side of Flat Shoals Road, two hundred nineteen and six hundredths (219.06) feet; thence north two hundred (200) feet; thence east seventy eight and forty one hundredths (78.41) feet; thence north eighty four (84) feet; thence east one hundred forty (140) feet to the westerly side of Maynard Terrace; thence running southerly along the westerly side of Maynard Terrace, two hundred ninety one (291) feet to the point of beginning; being improved property.

Grantee herein assumes and agrees to pay that certain Debt To Secure Debt dated July 2, 1987 from Grantor to Evans Development Co. Inc., a corporation recorded in Deed Book 5884 Page 121, DeKalb County records in the principal amount of \$175,000.00

DeKalb County, Georgia
Real Estate Transfer Tax

Paid \$ NONE

CLERK, SUPERIOR COURT

By: William J. Murphy
Deputy ClerkFILED AND RECORDED THIS
25 DAY OF March, 1996
AT 8:52 A.M.CLERK OF SUPERIOR COURT
DEKALB COUNTY, GEORGIA

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year here above written.

Signed, sealed and delivered in the presence of:

Robert Lee
(Unofficial witness)

Notary Public
(Notary Public)

Notary Public:

My Commission Expires: 11/4/99



William J. Murphy (Seal)
WILLIE J. MURPHY

(Seal)

(Seal)

402K 8912 PAGE 043